

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



9 North Entrance, Saxmundham, Suffolk. IP17 1AS

GUIDE PRICE

£500,000

An elegant four bedroom semi-detached Edwardian House which is situated in a prominent location at the end of the High Street in Saxmundham within walking distance of the town centre shops, railway station, health centre and Waitrose and Tesco supermarkets. The house, which is centrally heated by gas-fired radiators, benefits from uPVC double glazed windows. The ground floor comprises three well-proportioned reception rooms: a bay windowed sitting room with a lovely Victorian style fireplace; a family room which has a fireplace with a solid fuel stove and a spacious dining room from which a second, back staircase lead up to the end bedrooms (three and four). The Farmhouse kitchen/dining room, which opens to the garden via French windows, is a notable feature of the property, well appointed with Shaker style units and fitted with a gas fired Rayburn which supplies the central heating and the hot water systems. There is also an integrated electric hob, double oven, fridge/freezer and dishwasher. The utility room has space and plumbing for a washing machine with doors that lead out to the driveway at the front and the garden at the back. There is a useful downstairs cloakroom and a cellar. The four, first floor, bedrooms are well proportioned and are served by an en-suite bathroom to bedroom one and a family bathroom. The driveway provides good off street parking in front of the large attached garage which measures 6.15m x 5.50m. The garage could be adapted for use as a studio or office for home working. The rear garden, which faces east, benefits from south sun. The garden is laid to lawn and has a covered patio area. Houses of this size and type are difficult to find in Saxmundham and we therefore strongly recommend an early internal inspection.

Saxmundham is a very well-served market town which lies approximately seven miles from the Suffolk Heritage Coast. The town has a railway station and Waitrose and Tesco supermarkets. The vibrant High Street has good local shops and the town also has a Wednesday market. There is a new art centre “Art Station” in the High Street which provides excellent working, exhibition and collaborative spaces for creative artists. Saxmundham has a Primary School and a High School (a free school run by the Seckford Foundation). Among the many attractions in the local area are the seaside towns of Aldeburgh and Southwold, nature reserves at Minsmere, North Warren and Havergate Island and Snape Maltings: home to the Aldeburgh Festival. There are golf courses at Thorpeness and Aldeburgh and sailing on the rivers Deben, Alde/Ore and Orwell.

SUMMARY OF THE ACCOMMODATION

Entrance Hall; Sitting Room 4.79m x 4.71m; Family Room 4.58m x 3.86m; Dining Room 3.85m x 3.31m; Cellar; Cloakroom; Farmhouse Kitchen/Dining Room 6.30m x 3.80m; Utility Room 3.24m x 1.44m; First Floor Landing; Bedroom One 4.84m x 4.00m; En-suite bathroom; Bedroom Two 3.92m x 3.37m; Bedroom Three 3.66m x 3.94m; Back Landing; Bedroom Four 2.97m x 2.75m; Family Bathroom.

LOCAL AUTHORITY

East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT
Tel: 01394 383789

SERVICES

Mains electricity, gas, water and drainage.

VIEWING

By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING =

The internal and rear elevation photographs have been taken from our archives.



Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office











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